APN 1121-05-515-029

When recorded mail to Pine View Estates Home Owners Association c/o Leach Kern Gruchow Anderson Song 5421 Kietzke Lane, Suite 200 Reno, NV 89511

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons (Per NRS 239B 030)

TS No 00022SS

DOUGLAS COUNTY, NV Rec \$35 00 Total \$35 00

GAYLE A KERN

2019-925442 02/06/2019 01 51 PM

Pgs=2



KAREN ELLISON, RECORDER

NOTICE OF HOMEOWNERS ASSOCIATION SALE

WARNING! A SALE OF YOUR PROPERTY IS IMMINENT! UNLESS YOU PAY THE AMOUNT SPECIFIED IN THIS NOTICE BEFORE THE SALE DATE, YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE. YOU MUST ACT BEFORE THE SALE DATE. IF YOU HAVE ANY QUESTIONS PLEASE CALL LEACH KERN GRUCHOW ANDERSON SONG AT 775-324-5930. IF YOU NEED ASSISTANCE PLEASE CALL THE FORECLOSURE SECTION OF THE OMBUDSMAN'S OFFICE, AT 877-829-9907 IMMEDIATELY.

Owners names/reputed owners names THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC, ASSET-BACKED CERTIFICATES, SERIES 2005-AB3

On March 6, 2019, at 1 00 p m, Pine View Estates Home Owners Association, under and pursuant to the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, dated July 10, 2018, executed by Pine View Estates Home Owners Association, such lien being properly assessed and recorded July 18, 2018, as Document No 2018-916891, of Official Records of Douglas County, Nevada pursuant to NRS 116 3116, in favor of Pine View Estates Home Owners Association, by reason of the breach of assessment obligation secured thereby, a Notice of Default and Election to Sell was recorded September 26, 2018, as Document No 2018-920094, of Official Records of Douglas County, State of Nevada, will sell at public auction to the highest bidder, lawful money of the United States of America, at the Douglas County Courthouse, located at 1038 Buckeye Road, Minden, Nevada, subject to a 60 day right of redemption period, without covenant or warrant expressed or implied, regarding title, possession, or encumbrances, all right, title and interest of the owner, without equity or right of redemption, the real property situate in the County of Douglas, State of Nevada, purported to be 22 Scott St, Gardnerville, NV 89410, more fully described as follows

LOT 157, AS SET FORTH ON RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO 5 IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JULY 26, 2004 IN BOOK 704, PAGE 10502 AS FILE NO 619666

for the purpose of satisfying the assessment obligation secured by said assessment lien, estimated to wit \$6,626 55, plus late charges interest, any subsequent assessments, fees, charges and expenses, advance and costs of the Homeowner's Association or its Attorney, under the terms of the assessment lien Please call Leach Kern Gruchow Anderson Song at 775-324-5930 in order to obtain the exact amount to cure this default. Notice is hereby given that funds to cure the default or to bid at the sale must be in the form of cash or a cashier's check made payable to Pine View Estates Home Owners Association

Please be advised that this document constitutes neither a demand for payment of the referenced debt nor a notice of personal liability to any recipient hereof who might have received a discharge of such debt in accordance with applicable bankruptcy laws or who might be subject to the automatic stay of Section 362 of the United States Bankruptcy Code This notice is being sent to any such parties merely to comply with applicable state law governing foreclosure of liens pursuant to Chapter 116 of Nevada Revised Statutes

Dated February 1, 2019

Pine View Estates Home Owners Association

By Gayle A Kern, Esq , Its Attorney

5421 Kietzke Lane, Suite 200

Reno, NV 89511 (775) 324-5930

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on Sebruary 19, by Gayle in, Esq

MARIBEL BURGOS

NOTARY PUBLIC

) ss

MARIBEL BURGOS NOTARY PUBLIC STATE OF NEVADA COUNTY OF WASHOE MY APPT EXPIRES SEPT 15, 2020

A Kern, Esq